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**Town of Arlington, Massachusetts
Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

**Environmental Design Review Docket #3723
22-24 Belknap Street, Arlington, MA 02474
22-24 Belknap Street, LLC
November 7, 2022**

This Decision applies to the application filed on October 12, 2022, by 22-24 Belknap Street, LLC, 13 Tech Circle, Natick, MA, 01760 to renovate and construct a large addition to the existing two-family building at 22-24 Belknap Street, Arlington, MA within the R2 Two-Family District. The Board reviewed and approved an Environmental Design Review Special Permit for Docket #3723 under Sections 3.3 and 3.4 of the Arlington Zoning Bylaw.

The Owner will renovate and construct a large addition to an existing two-family residential building; the use will remain as a two-family building, which is allowed by right in the R2 Two-Family Zoning District. The renovation includes the demolition of the existing front porch, additions to each side of the property, and addition of a half story to the top floor. The application was made to the Board because the rear property line abuts the Minuteman Bikeway, and a special permit is required for a large addition of 750 or more square feet.

A public hearing was held on November 7, 2022. The public hearing was closed on November 7, 2022.

VOTE: The ARB voted (4-1) to approve a Special Permit with conditions for Docket #3723 on November 7, 2022.

Materials reviewed for this Decision:

- Application for EDR Special Permit and Impact Statement, dated October 12, 2022;
- Existing and Proposed Site Plans, floor plans, and elevations, dated October 12, 2022; and
- Photographs of the existing structure and adjacent structures, dated October 12, 2022.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. The site is currently located in the R2 Two-Family zoning district. The R2 district is intended for two-family or duplex dwellings, which are allowed by right in the district.
2. The use of a two-family building is appropriately located in the R2 zoning district.
3. The proposed two-family residential use is the same as the pre-existing, conforming use. As such, it will not create any additional traffic or pedestrian safety impacts in the area.
4. The two-family use is the same as what has been in this location since the building was constructed in the 1920s, and has not overloaded any public utilities.
5. No special regulations are applicable to the proposal.
6. The requested use does not impair the integrity or character of the neighborhood.
7. The requested use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

The Owner will construct an addition to each side of the existing structure, which will result in a reduction of landscaped open space from 6,303 to 5,767 square feet; however the total amount of landscaped open space significantly exceeds the required 10% minimum for the R2 district. The current usable open space will remain at 2,442 square feet, exceeding the 30% minimum for the R2 district.

2. EDR-2 Relation of the Building to the Environment

The Owner will convert the building from a stacked two-family to a side-by-side duplex through additions to the sides of the structure and an increase in the size of the half story attic. The total square footage of the additions will increase the gross floor area of the structure from 4,376 to 5,600 square feet (+1,224 square feet). The additions will not increase the existing nonconformity, nor will they introduce any new nonconformities. All setbacks conform to the dimensional requirements of the Zoning Bylaw, and the addition to the third floor complies with the definition of a half story.

The proposed additions are in keeping with several properties in the neighborhood, as there is a mix of side-by-side duplexes, stacked two-families, single-family homes, and apartment buildings on Belknap and adjacent streets.

3. EDR-3 Open Space

Both the landscaped and usable open space exceed the minimum required by the Zoning Bylaw.

4. EDR-4 Circulation

Four parking spaces (two tandem spaces per unit) will be provided on either side of the structure via existing curb cuts and driveways, which exceed the minimum number of parking spaces required. Parking will not be needed in the front setback.

5. EDR-5 Surface Water Drainage

The proposal includes a 406 square foot increase in the building footprint. As such, according to Town Bylaw Title V, Article 15, the final design materials must be submitted for review and approval by the Town Engineer.

6. EDR-6 Utilities Service

Utility access will not change as a result of this proposal.

7. EDR-7 Advertising Features

This is a residential project. There will be no signage or advertising features on the property.

8. EDR-8 Special Features

There are no special features proposed as part of this project.

9. EDR-9 Safety

The existing building provides safe and convenient access into and around the property.

10. EDR-10 Heritage

The building and property are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. EDR-11 Microclimate

There are no proposed changes that would affect the microclimate.

12. EDR-12 Sustainable Building and Site Design

A LEED checklist was not provided.

The Board made the following findings in this Decision:

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw, Special Permit criteria per Section 3.3 of the Zoning Bylaw.
2. The ARB finds that the neither the use nor the changes to the building as approved are more detrimental to the neighborhood than the existing use and building.

The project must adhere to the following General Conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. The Applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

The project must adhere to the following Special Conditions:

1. The Owner shall provide a vegetated buffer area between the driveway plan west and the adjacent property, as required by Section 6.1.10.A of the Zoning Bylaw.
2. The Owner shall provide a fence at the rear of the driveway plan west.
3. The Owner shall provide a LEED checklist to the Department of Planning and Community Development for review and approval.